

**PRIME FREEHOLD RETAIL INVESTMENT WITH RESIDENTIAL  
REFURBISHMENT OPPORTUNITY**

**152 UPPER STREET,  
ISLINGTON,  
LONDON N1 1RA**



**Location**

The property occupies an excellent location on the west side of Upper Street midway between Islington Green and Highbury Corner.

Neighbouring retailers include Toast, Le Creuset, Whistles, Sweaty Betty, Hobbs, Space NK and Joe The Juice.

**Description**

The property comprises an attractive five-storey building comprising a ground floor and basement shop with vacant self-contained residential accommodation on three upper floors with rear access.

## **Accommodation**

The property has the following approximate net floor areas:

### **Shop (Let)**

Ground Floor      832 sq ft 77.3m<sup>2</sup>

Basement            414 sq ft 38.5m<sup>2</sup>

### **Residential (Vacant)**

First Floor            493 sq ft 45.9m<sup>2</sup>

Second Floor        516 sq ft 47.9m<sup>2</sup>

Third Floor          380 sq ft 35.3m<sup>2</sup>

N.B. Floor plans and detailed gross & net areas available on request.

### **Tenure**

Freehold

### **Tenancy**

The ground floor and basement shop is let to Wild Swans Ltd on a full repairing and insuring lease for a term of 15 years expiring on 10<sup>th</sup> December 2030 without a tenant's break option at a current rent of £65,000 per annum.

The landlord holds a 3 months' rent deposit.

The residential accommodation is vacant.

### **Rates**

Rateable Value            £63,000

### **Basis of Sale**

Unconditional offers are invited for the freehold interest subject to the existing lease

### **Price**

Price on application

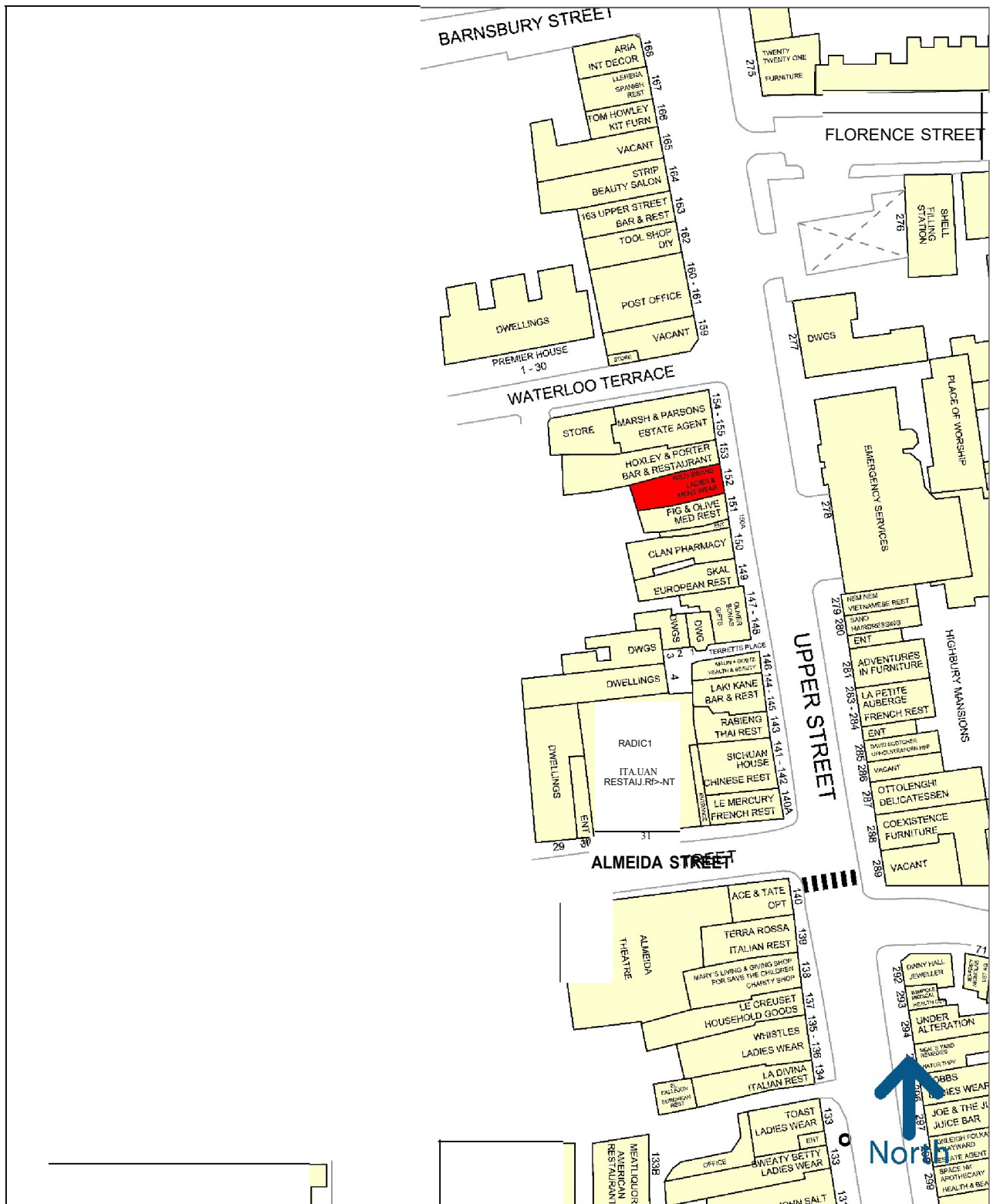
### **Viewing**

Strictly by prior appointment through

John Charles   07889 035155

[jc@lcg.uk.com](mailto:jc@lcg.uk.com)

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Created By: LCG

50 metres

Mop data

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